085.0	0002	0002.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	906,800	/	906,800
USE VALUE:	906,800	/	906,800
ASSESSED:	906,800	/	906,800

PROPERTY LOCATION

No	Alt No	Direction/Street/City
143	-145	WESTMINSTER AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	KETCIOS DEMETRA
Owner 2:	LIFE ESTATE
Owner 3:	
Street 1:	143 WESTMINSTER AVE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	KETCIOS DEMETRA -
Owner 2:	-
Street 1:	143 WESTMINSTER AVE
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 7,500 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1925, having primarily Vinyl Exterior and 2426 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 10 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	7500.000	450,200	5,100	451,500	906,800
Total Card	0.172	450,200	5,100	451,500	906,800
Total Parcel	0.172	450,200	5,100	451,500	906,800

Source: Market Adj Cost | Total Value per SQ unit /Card: 373.78 | /Parcel: 373.7

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct: 53355
GIS Ref:
GIS Ref:
Insp Date: 11/08/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 085.0-0002-0002.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	104	FV	450,300	5100	7,500.	451,500	906,900	906,900	Year End Roll	12/18/2019
2019	104	FV	349,200	5100	7,500.	445,100	799,400	799,400	Year End Roll	1/3/2019
2018	104	FV	349,200	5100	7,500.	341,900	696,200	696,200	Year End Roll	12/20/2017
2017	104	FV	327,300	5100	7,500.	322,500	654,900	654,900	Year End Roll	1/3/2017
2016	104	FV	327,300	5100	7,500.	296,700	629,100	629,100	Year End	1/4/2016
2015	104	FV	291,200	5100	7,500.	277,400	573,700	573,700	Year End Roll	12/11/2014
2014	104	FV	291,200	5100	7,500.	255,400	551,700	551,700	Year End Roll	12/16/2013
2013	104	FV	303,100	5100	7,500.	255,400	563,600	563,600		12/13/2012

!6906!

PRINT

Date	Time
12/10/20	21:36:25

LAST REV

Date	Time
04/30/19	15:15:27

apro

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 6906

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
KETCIOS DEMETRA	56877-200		5/19/2011	Convenience	1	No	No		
	11390-210		9/8/1967			No	No		N

USER DEFINED

Prior Id # 1:	53355
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
12/22/2014	1743	Re-Roof	2,980					Strip and re-roof.
5/23/2007	375	Manual	900					replace trim/latti

ACTIVITY INFORMATION

Date	Result	By	Name
11/8/2018	MEAS&NOTICE	HS	Hanne S
11/21/2008	Meas/Inspect	345	PATRIOT
2/18/2000	Inspected	276	PATRIOT
1/13/2000	Mailer Sent		
1/13/2000	Measured	264	PATRIOT
8/2/1993		AJS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		7500		Sq. Ft.	Site		0	70.	0.86	6									451,500						451,500	

Total AC/HA:	0.17218	Total SF/SM:	7500	Parcel LUC:	104	Two Family	Prime NB Desc:	ARLINGTON	
Total:	451,500	Spl Credit		Total:	451,500				

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2 - 2 Story		
(Liv) Units:	2	Total:	2
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	2 - Hip		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1925	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	40	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Fair
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	2	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	170.00
Size Adj.:	1.08281124
Const Adj.:	0.98588204
Adj $ / SQ:	181.479
Other Features:	97500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	611623
Depreciation:	161468
Depreciated Total:	450154

COMMENTS

SFL HEAT=GAS/STEAM. FFL HEAT=OIL/STEAM.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	2

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	10	BRs:	4	Baths:	2	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
2	5	2	1
Totals			
2	10	4	

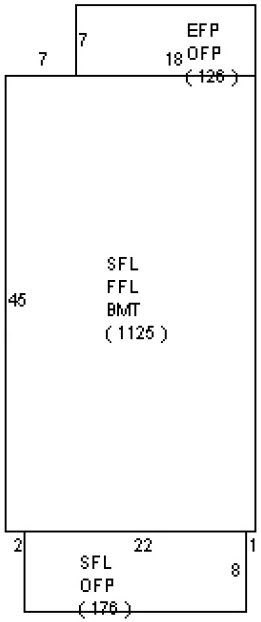
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	181.48
Special Features:	0	Val/Su Net:	113.14
Final Total:	450200	Val/Su SzAd	185.57

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
SFL	Second Floor	1,301	181.480	236,104
BMT	Basement	1,125	54.440	61,249
FFL	First Floor	1,125	181.480	204,164
OFP	Open Porch	302	21.650	6,539
EFP	Enclos Porch	126	48.140	6,066

Net Sketched Area:	3,979			Total:	514,122
Size Ad	2426	Gross Are	3979	FinArea	2426

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 085.0-0002-0002.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	20X20	A	AV	1925	21.25	T	40	104			5,100			5,100

More:	N	Total Yard Items:	5,100	Total Special Featues:		Total:	5,100